

**Town of Preston  
Inland Wetlands and Watercourses Commission  
Tuesday, March 16, 2021  
Teleconference  
7:30 pm.  
Regular Meeting**

**1. Call to Order**

Chairman Moulson called the meeting to order at 7:30 pm.

**Roll Call**

**Regular Members**

John Moulson, Chairman  
Gerald Grabarek – Vice Chairman  
Paul Andruskiewicz  
Chuck Bartnicki  
Doug Fox  
Jerry Morales – nonvoting until sworn in  
Ian Stammel

**Alternates**

Zach Tarner

**Also Present**

Len Johnson, IW Agent  
Roberta Charpentier, Recorder

Roberta Charpentier stated *Per Lamont's Executive Order 7b, Participants are reminded to state your name and title before speaking. Please help us make this conference call as useful as possible by keeping your phone on mute when not speaking. We are keeping the line open to all participants by default, but if background noise becomes a problem, we will mute all participants and ask participants to use "chat" to be selectively unmuted. Also note that we will be recording this meeting to comply with open meeting requirements.*

**2. Approval of Minutes**

a) February 16, 2021, Regular Meeting minutes

**A motion was made by C. Bartnicki and seconded by I. Stammel to approve the February 16, 2021 Regular Meeting minutes as presented.**

**Aye**

**J. Moulson  
P. Andruskiewicz  
C. Bartnicki  
D. Fox  
I. Stammel**

**Abstained**

**J. Grabarek**

**Motion carries.**

### **3. Communications**

- a) Inland Wetlands Application #2021-03, Maro P. Flagg, Jr. and James E. Simpson, Owners of property located at 583 Route 164; 6-lot subdivision near wetlands.
- b) Inland Wetlands Application #2021-04, Mt. Kineo Builders, LLC (Robert A. Hohlfelder, II), Owner for property located at 47 Doolittle Road; Construct new single-family residence with site improvements.
- c) Wetlands Agent Report dated February 11 – March 11, 2021.
- d) IWWC Application Status.

### **4. Old Business**

- a) **Art Moran Jr., Applicant and Debra Moran & Arthur Moran III, Owners for property located at 216 Route 2A; Showing the area of a man-made pond, wants to fill it in and make another bigger man-made pond.**

Art Moran, 29 Harris Fuller Road explained that the 2 parcels 216 and 216a are now one big parcel all in his name and has nothing to do with the Trolley or Railroad anymore.

A. Moran stated he measured the pond and it is roughly 170 x 80 which is 13,600 square feet, just under 1/3 of an acre.

**A motion was made by J. Grabarek and seconded by I. Stammel to conduct a site walk for property located at 216 Route 2A on Saturday March 27<sup>th</sup> at 9:00 am.**

**All in favor. Motion carries.**

### **5. New Business**

- a) **Inland Wetlands Application #2021-03, Maro P. Flagg, Jr. and James E. Simpson, Owners of property located at 583 Route 164; 6 lot subdivision.**

Attorney Bill McCoy was present to represent the applicants.

Attorney McCoy explained that the majority of this property is located in Preston but a small portion is located in Griswold and is subject to a Griswold Wetlands Application.

Attorney McCoy stated that the only direct impact on a wetland is lot #2, and that is due to a driveway crossing.

**A motion was made by I. Stammel and seconded by J. Grabarek to conduct a sited walk at property located at 583 Route 164 on Saturday March 27<sup>th</sup> at 10:15 am.**

**All in favor. Motion carries.**

- b) **Inland Wetlands Application #2021-04, Mt. Kineo Builders, LLC (Robert A. Hohlfelder, II), Owner for property located at 47 Doolittle Road; Construct new single-family residence with site improvements.**

Demian Sorrentino, Certified Planner and Soil Scientist, Boundaries LLC was present to represent the applicant.

Demian Sorrentino presented the plan map to the IWWC.

Chairman Moulson noted that approval can not be done for 30 days, so this application will be scheduled for approval at the April IWWC meeting.

**6. Public Hearing**

None

**7. Violations & Orders**

None

**8. Wetlands Agent Report**

a. Wetlands Agent Report dated February 11 – March 11, 2021.

**9. Other Matters – Public Comment**

None

**10. Legal Actions**

None

**11. Adjournment**

**A motion was made and seconded to adjourn the meeting at 8:15 pm.**

**All in favor. Motion carries.**

**Respectfully submitted,**



Roberta Charpentier  
Preston Recording Secretary